







TRR Lawsuit

- Initial Goals Of Suit:
 - Written Agreement For Water Costs , Responsibilities, Reserves
 - Written Agreement For Road Costs, Responsibilities, Reserves
 - Written Agreement For Sewer Charges From Kimberling City
 - Verbal Agreement Of 40% APCOA / 60% KI/TRR Based On Number Units
 - Reimbursement For Water Leak Costs \$14,819
 - Injunction To Prevent Deliberate Disruption Of Services
- Current Status:
 - Ensure Uninterrupted Supply of Quality Water
 - Ensure a Reasonable Cost of Water
 - Define Responsibilities of Well and Water System
 - Establish Agreement For Roads and Sewer

2019 Year In Review

Siding & Railing Project:

- Completed July 2019 Proposed Cost: \$155,300
Change Order \$14,992 Total Cost: \$170,292



2019 Year In Review

East Side Stairwell To Middle Level

- Support Beams Twisted
- Fasteners Not Secure

Repaired Roof Drainage – Bridge View Building

- Roof Lacked Runoff On Lake Side
- Water Backed Up Under Shingles & Seep Into Soffit

2019 – Year In Review

- Financial Overview:
 - Revenue Remains On Budget – Receivables Low
 - Most Expenses Matching 2019 Budget Projections
 - Insurance Increases – Structure & Common Ground
 - Cable Television Increases
 - Legal Expenses
 - Association Absorbed Cost Through May 2019
 - End Of Year 2018
 - Operation Checking Balance \$11,210.91

Current Reserve Funds

Reserve Account	Balance 31-Oct-2019
Operational Reserves	\$18,029.93
Savings Reserve	\$20,569.42
Total Reserves	\$38,599.35

Operational Account	Balance End Of Oct-2019 Expenses
Operational Check Balance	\$25,827.63

2020 Budget Summary

Category	2019 Budget	2020 Budget	2020 % Chg	2020 Unit Cost (Avg)
Revenue				
Maintenance Fees	\$146,800	\$173,900	0.00%	\$2,595.52
Expenses				
Business	\$ 2,210	\$ 2,410	9.05%	\$ 35.97
Utility Services	42,050	42,750	1.66%	638.10
Insurance	29,000	32,300	11.38%	482.09
Maintenance	26,000	28,000	7.69%	417.91
Amenities	40,240	43,840	8.94%	654.33
Professional Svcs	5,350	12,850	140.19%	191.79
Reserves	7,000	14,000	100.00%	208.96
Summary	\$151,850	\$176,150		\$2,629.15

2020 - Financials

- 2020 Budget
 - Budget Revenues Remain Stable - Low Receivables
 - Budget Expenditures Remain Fairly Stable
 - Repair / Maintenance Expenses Continue To Increase
 - Increases In Common Ground (Structure) Insurance & Cable Television
 - Legal Fee Increase
 - Reserve Increase Budgeted At \$14,000
- 2020 Maintenance Fees
 - Maintenance Fee Increase:

Unit Type	Quarterly Increase	2019 Annual	2020 Annual
One Bedroom	\$ 125	\$2,000	\$2,500
Two Bedroom	\$ 100	\$2,200	\$2,600
Legal – Add'l	-\$100	(2 Qtrs) \$700	\$1,000

2020 Plans

- Anchor's Point:
- Parking Lot Sealing & Striping
 - Parking Lot Lighting
 - Lakeside Pool Fence
- Corps of Engineers:
- Grass Cutting Permit
- Owner Tips
- Furnace Pan Leakage
 - Bath Tub Drain Leakage

Parking Lot Issues

- Signage
- Enforcement

New Website Information

AnchorsPointCOA.org

- Owner's Guide

APCOA Board of Managers 2020

- Jim Heimann
 - Continues: 2nd Year of 3 Year Term As Board Manager
- Joe Golding
 - Continues: 3rd Year Of 3 Year Term As Board Manager
- Ray Loehr
 - Continues: Acting Board Manager

Comments & Questions




